

70-90-05-16-000



www.mcpeeklandsurveying.com LLC  
email: brian@mcpeeklandsurveying.com  
340 Robin Hood Ln. • Zanesville, Oh 43701 • 740.704.6073

**The Dilley Living Trust, Dated July 29th, 2002  
OR 2681-503  
+/-23.576Ac.**

Being a part of the 4th Qtr, Township, T1, R7, Washington Township, Muskingum County, also being all of the lands now owned by The Dilley Living Trust, Dated July 29th, 2002 (OR 2681-503, First Tract) of the Muskingum County Recorders Office and more fully described as follows.

Beginning at an iron pin found at the northwest corner of Lot 4, Pinegrove Subdivision (Plat Book 16, Page 177), thence with the west line of said subdivision being the lands now owned by Mark Cleary (OR 2253-610), then on to the west line of the lands now owned by Roger Smith & Brittany Smith (OR 2666-188), S00°55'52"W, a distance of 990.06 feet to a point in the center of Pleasant Grove Road (CR-5), passing a capped pipe found (Bowman) at 713.65 feet, 0.98 feet right, an axle found at 719.17 feet, 1.08 feet left and an iron pin found at 974.15 feet;

thence with the center of said Pleasant Grove Road the following five (5) courses:

1. N73°42'23"W, a distance of 235.95 feet to a point;
2. N70°54'46"W, a distance of 436.59 feet to a point;
3. N72°14'25"W, a distance of 225.36 feet to a point;
4. thence with a curve turning to the right, with an arc length of 140.90 feet, a radius of 378.04 feet, a chord bearing of N62°33'24"W and a chord length of 140.08 feet to a point;
5. thence with a compound curve turning to the right with an arc length of 321.02 feet, a radius of 429.52 feet, a chord bearing of N34°07'39"W and a chord length of 313.60 feet to a point, said point being the southwest corner of the lands now owned by Karen L. Herron (OR 1891-646);

thence leaving the center of said Pleasant Grove Road and going with the common line of said The Dilley Living Trust/Herron's lands the following three (3) courses:

1. N84°48'38"E, a distance of 255.44 feet to an iron pin set, passing an iron pin set at 50.00 feet that is referenced by an axle found that bears N73°29'57"E, 19.37 feet;
2. N02°06'22"W, a distance of 167.00 feet to a pipe found;
3. N87°26'22"W, a distance of 238.91 feet to a point in the center of said Pleasant Grove Road, passing an iron pin set of 188.88 feet;

thence with the center of said Pleasant Grove Road, N06°24'47"E, a distance of 194.78 feet to a point, said point being the southwest corner of the lands now owned by Steven Robinson (DR 1143-184);

thence leaving the center of said Pleasant Grove Road and with the north line of said The Dilley Living Trust's lands the following four (4) courses:

1. N61°49'09"E, a distance of 451.87 feet to a pipe found, passing an iron pin found at 33.79 feet;
2. N60°14'21"E, a distance of 113.98 feet to a pipe found;
3. S66°38'22"E, a distance of 254.32 feet to an iron pin found, passing an axle found at 165.15 feet;
4. S66°44'56"E, a distance of 444.04 feet to the place of beginning, containing 23.576 acres more or less, subject to all legal highways and easements of record.

All bearings described herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South per GPS Observation.

The above described 23.576 acre parcel is based on a field survey made by McPeek Land Surveying on Sept 28th, 2017.

**OFFICE COPY  
NOT RECORDABLE**

10/4/17  
Date

**Parcel No.**

All of: 70-90-05-16-000 (+/- 13.740 ac.)  
All of: 70-90-07-17-000 (+/- 9.836 ac.)  
Total +/- 23.576 ac.



DESCRIPTION APPROVED  
By: *[Signature]*

70-90-05-16-000 A

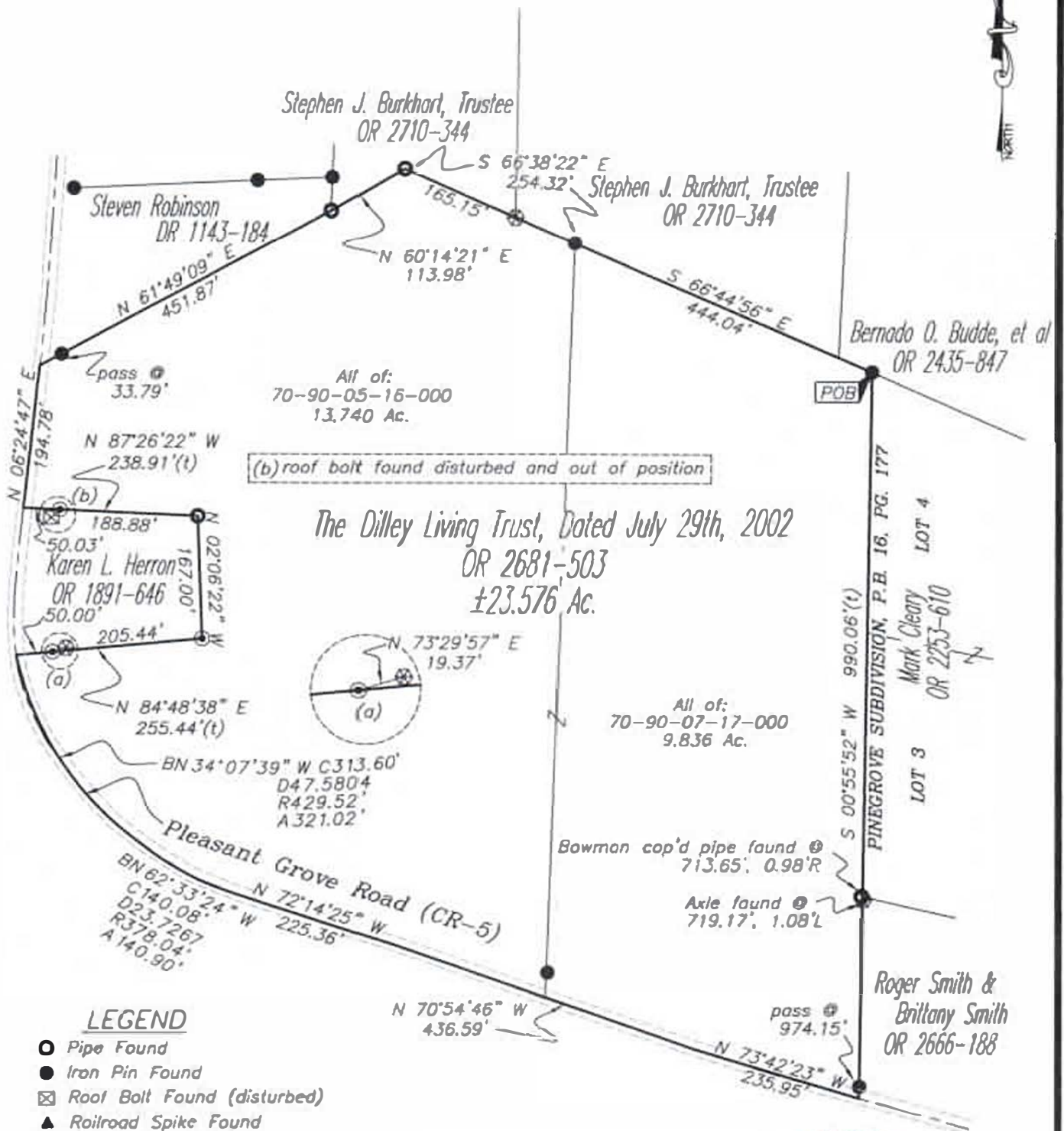
**PLAT OF SURVEY**

**SITUATED IN**

The State of Ohio, County of Muskingum Township of Washington, and being a part of the 4th Quarter Township, T1, R7.

**BASIS OF BEARING**

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 per GPS Observation.



**LEGEND**

- Pipe Found
- Iron Pin Found
- ⊠ Roof Bolt Found (disturbed)
- ▲ Railroad Spike Found
- ⊕ Axle Found
- ⊙ Iron Pin Set, 5/8" rebar

**REFERENCES**

• As Noted on Plat  
[www.muskingumcountyouditor.org](http://www.muskingumcountyouditor.org)  
[www.mceo.org](http://www.mceo.org)  
<http://recorder.muskingumcounty.org>

DESCRIPTION APPROVED  
 By: *[Signature]*



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Brian Kelly McPeck  
 Reg. Surveyor No. 8517

Date 10/4/17

**GRAPHIC SCALE**



( IN FEET )  
 1 inch = 200 ft.



**MCPEEK LAND SURVEYING**

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